

☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review **APPLICANT SUBMITTED DOCUMENT**
☐ Master Sign Programs
☐ Variance

11-PP-2003
 Case **4-7-03** / 74 -PA- 2003
 Project Name VIEWS AT HAPPY VALLEY
 Location _____
 Applicant PINNACLE PARADISE INC
ATTN: MATT LE ROY

SITE DETAILS

Proposed/Existing Zoning: R1-43
 Use: Residential
 Parcel Size: 31.13 Ac.
☐ Gross Floor Area ☒ Total Units: 11 Lots
☐ Floor Area Ratio ☐ Density: _____

Parking Required: _____
 Parking Provided: _____
 # Of Buildings: _____
 Height: _____
 Setbacks: N- _____ S- _____
 E- _____ W- _____

In the following space, please describe the project or the request

The ~~res~~ Project is A Residential
 co-development Between PARCELS 212-08-001M &
 212-08-006D. The Project will consist of
 11 Lots. (6 Lots on 212-08-001M & 5 on 212-08-001D)

LEGAL DESCRIPTION

LOT 212-08-006 D
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP FOUR (4) NORTH, RANGE FOUR (4) EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT 21208-001M
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 89°56'44" EAST (BASIS OF BEARINGS FROM THE RECORDED PLAT OF HAPPY VALLEY RANCH AS DESCRIBED HEREIN) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 360.00 FEET TO THE NORTHWEST SUBDIVISION CORNER OF HAPPY VALLEY RANCH, A SUBDIVISION RECORDED IN BOOK 133, PAGE 35, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA;

THEN SOUTH 00°00'00" WEST ALONG THE WESTERLY LINE OF SAID HAPPY VALLEY RANCH A DISTANCE OF 1980.54 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 89°56'27" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 360.00 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 00°00'00" EAST ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 1980.54 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16.37 ACRES, MORE OR LESS.

NOTES:

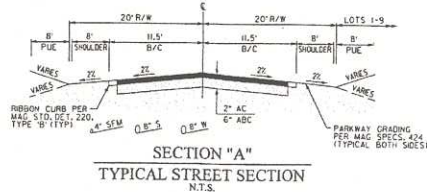
100-YEAR WATER SURFACE SHOWN HEREON ARE APPROXIMATE ONLY AND WERE GENERATED FROM INFORMATION PROVIDED IN "CITY OF SCOTTSDALE DESERT GREEN BELT PROJECT, RAINWIDE WASH REC-2 REPORT (MAY 1995).

LOTS 1-9 SHALL HAVE SEWER TAPS AND GRAVITY MAIN TO A LEFT STATION AT THE SOUTH END OF HAYDEN ROAD CUL-DE-SAC. FORCE MAIN SHALL DISCHARGE TO EXISTING SEWER MANHOLE AT THE INTERSECTION OF HAYDEN ROAD & REJUDA DRIVE.

LOTS 10 & 11 SHALL HAVE INDIVIDUAL SEPTIC SYSTEMS & WILL REQUIRE NET TAPS.

STRUCTURES PLACED ON LOTS 1-9 MAY REQUIRE FLOOD INSURANCE AND MAY REQUIRE THE LOWEST FLOOR (L.F.) TO BE ELEVATED 3 FEET ABOVE HIGHEST ADJACENT GRADE IF THEY LIE PARTIALLY OR FULLY WITHIN THE FLOOD ZONE.

STRUCTURES PLACED ON LOTS 10 & 11 WILL REQUIRE FLOOD INSURANCE AND MUST BE ELEVATED A MINIMUM OF 2 FEET ABOVE HIGHEST ADJACENT GRADE.

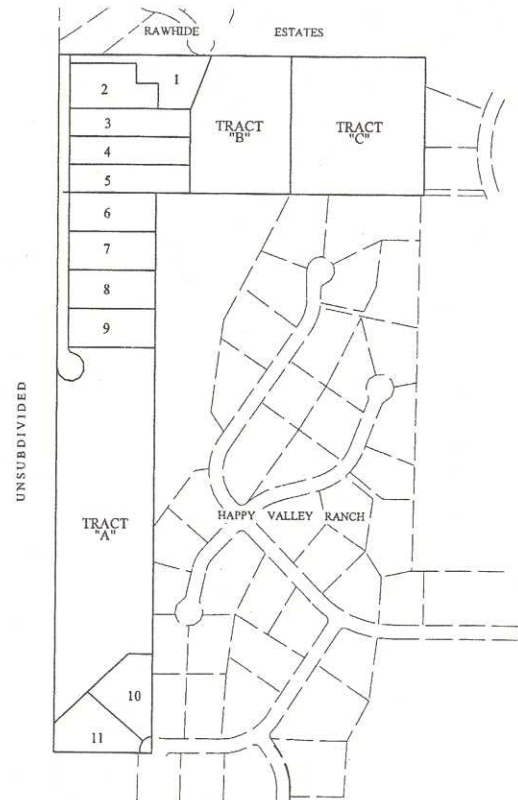


LAND USE DATA

UNDERLYING ZONING DIST.	AVERAGE LOT AREA (SF.)	MINIMUM LOT AREA (SF.)	MAXIMUM LOT AREA (SF.)	CROSS AREA (AC.)	NUMBER OF LOTS	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
RI-43	44088	43560	46035	31.13 AC	11	40	35	20

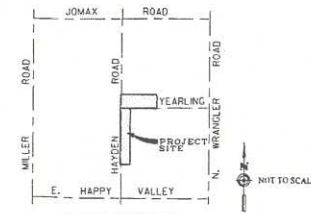
COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	SUFFIX	DATE OF FIRM (Index Date)	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zone, Use Depth)
04013	1235 JULY-19-01	F	JULY-19-01	X, AO	2 FEET & 3 FEET

PRELIMINARY PLAT FOR THE VIEWS AT HAPPY VALLEY BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

EXISTING COUNTOUR	---1000---	PROPOSED VALVE	●
EXISTING WATER	—W—	PROPOSED MANHOLE	⊙
EXISTING SEWER	—S—	PROPOSED CLEANOUT	●
EXISTING SEWER FORCE MAIN	—SFM—	PROPOSED FIRE HYDRANT	●
PROPOSED WATER	—W—	SURFACE DRAINAGE	→
PROPOSED SEWER	—S—	APPROX. 100-YEAR WATER SURFACE ELEVATION	-----
PROPOSED SEWER FORCE MAIN	—SFM—	100 YEAR FLOODPLAIN LIMITS	-----



OWNER / DEVELOPER

8711 E. PINNACLE PEAK ROAD, SUITE D-100
SCOTTSDALE, AZ 85255-3555
TEL: (480) 585-6091 EXT. 120
FAX: (480) 585-0643
CONTACT: MATT LEROY

ENGINEER

HOSKIN ENGINEERING CONSULTANTS, INC.
323 W. ROOSEVELT STREET SUITE, 200
PHOENIX, AZ 85003
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: PAUL HOSKIN, P.E.

UTILITIES

TELEPHONE	- QWEST COMMUNICATIONS
ELECTRIC	- ARIZONA PUBLIC SERVICE
SEWER	- CITY OF SCOTTSDALE
WATER	- CITY OF SCOTTSDALE
GAS	- SOUTHWEST GAS
CABLE TV	- COX CABLE

BENCHMARK

2" IRON PIPE, INTERSECTION OF JOMAX ROAD & HAYDEN ROAD.
QLO BC UP 0.37' INTERSECTION OF HAYDEN ROAD & HAPPY VALLEY ROAD.

SITE DATA

CROSS AREA (SITE)	31.13 AC
NET AREA	21.91 AC
OPEN SPACE	18.78 AC
TOTAL LOTS	11
CURRENT ZONING	RI-43
PROPOSED ZONING	RI-43

TRACT TABLE

TRACT A	9.29 AC	OPENSOURCE/RETENTION
TRACT B	3.86 AC	OPENSOURCE/RETENTION
TRACT C	5.63 AC	FUTURE DEVELOPMENT
TOTAL	18.78 AC	

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REVISIONS

THE VIEWS AT HAPPY VALLEY

PRELIMINARY PLAT

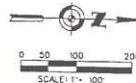
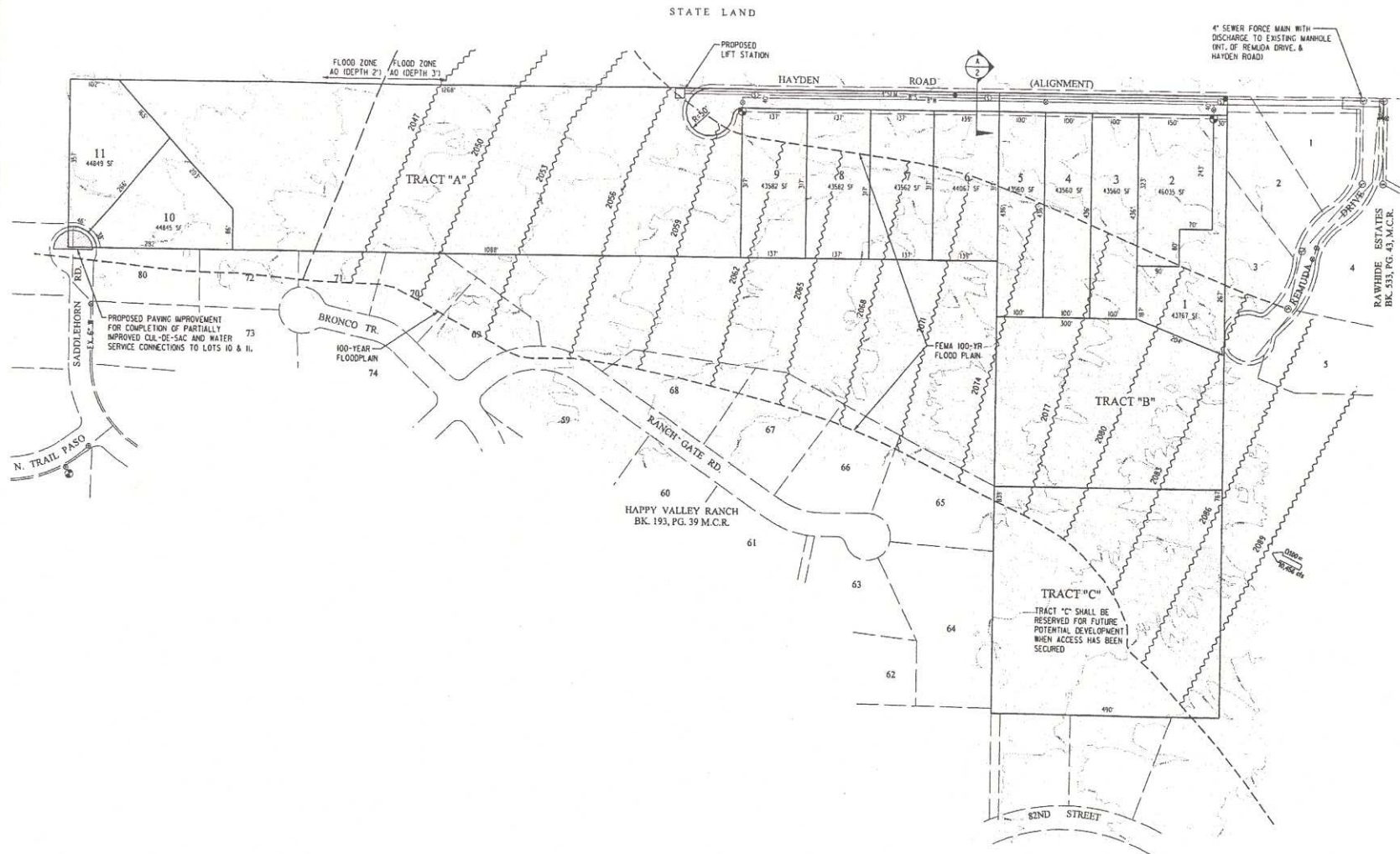
HYDROLOGY • ENGINEERING • CONSTRUCTION SERVICES

11-PP-2003
4/10/03



DESIGNED	PLM
DRAWN	PLM
CHECKED	PLM
PROJECT NO.	02-031
SHEET	1 OF 2

APPLICANT
SUBMITTED
DOCUMENT



11-PP-2003
4/10/03

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

U-100-018-11
HOSKIN ENGINEERING CONSULTANTS, INC.

DESIGNED	BY: JH
DRAWN	BY: JH
CHECKED	BY: JH
DATE	4/10/03
PROJECT NO.	02-031
SHEET	2 OF 2

THE VIEWS AT HAPPY VALLEY

PRELIMINARY PLAT

HYDROLOGY • ENGINEERING • CONSTRUCTION SERVICES



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